



## Former ATS Centre

Chosen View Road, Cheltenham, GL51 9LT

**Rare Opportunity to Acquire  
a Tyre & Exhaust Premises -  
Suitable for Alternative Uses  
Subject to Planning**

**6,694 sq ft**  
(621.89 sq m)

- Vacant Possession
- Located on established industrial estate
- Self contained secure yard
- 0.41 acre site area

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## Summary

<b>Available Size</b>	6,694 sq ft
<b>Price</b>	Offers in excess of £750,000 Exclusive of VAT - Subject to Contract
<b>Rates Payable</b>	£27,611.25 per annum RV - 1 April 2023 RP - 2025/2026
<b>Rateable Value</b>	£49,750
<b>EPC Rating</b>	Upon enquiry

## Description

The property comprises a detached industrial building with self-contained yard area configured as 2 MOT and 6 fitting bays. To the front is a ground floor reception, office and staff and customer WCs with first floor office accommodation above. Externally there is good parking provision in the self-contained yard area.

## Location

The property is situated at the rear of the Kingsditch Trading Estate, Cheltenham's principal trade counter/industrial/distribution location approximately 2 miles north west of Cheltenham Town Centre. The Kingsditch estate is accessed from the A4019 which links Cheltenham Town Centre with Junction 10 of the M5.

## Terms

Offers in excess of £750,000 are invited for the freehold interest in the property.

## Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground - Workshop	4,706	437.20
Ground - Office/Reception/WC	861	79.99
Ground - Lean to store	293	27.22
1st - Office	834	77.48
<b>Total</b>	<b>6,694</b>	<b>621.89</b>

## Legal Costs

Each party is to bear their own legal costs incurred in the transaction.

## Anti Money Laundering

In accordance with the current Anti-Money Laundering (AML) Regulations, the purchaser will be required to provide and satisfy the Vendor and their agents on the source of the funds used to acquire the property in advance of an exchange.

## EPC

Upon request.



## Viewing & Further Information

### Simon Harvey

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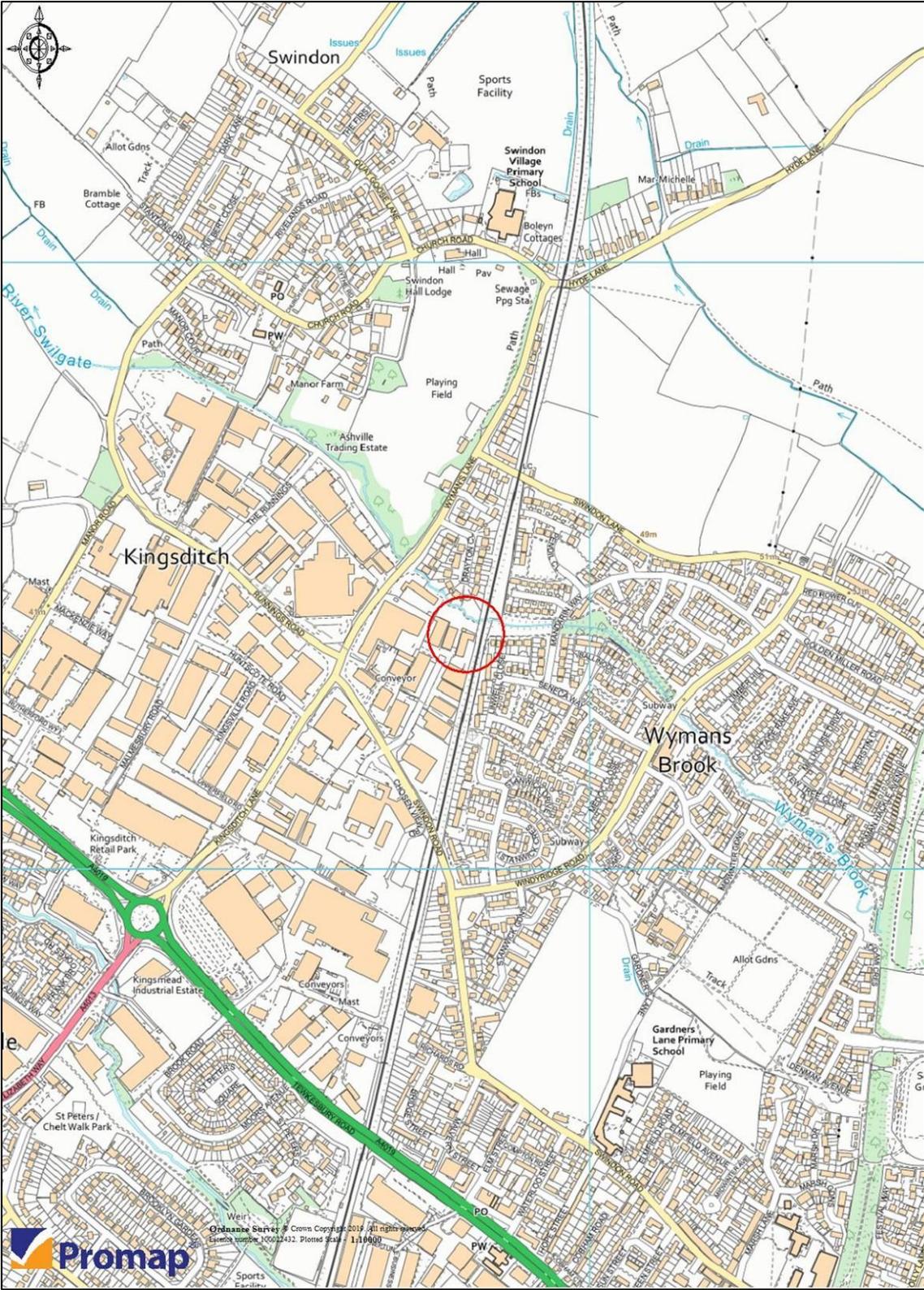
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